

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, the Wylie Independent School District is the owner of a tract of land situated in the E. C. Davidson Survey, Abstract No. 267, and the Samuel B. Shelby Survey, Abstract No. 820, City of Wylie, Collin County, Texas, and being part of all of Lot 1, Block A, Hartman Elementary School Addition, as recorded in Cabinet 2011, Page 296, Plot Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at an "x" cut found for corner at the northeast corner of Lot 4A, Moussa-Switzer Addition, an addition to the City of Wylie as recorded in Cabinet G, Page 414, Plot Records of Collin County, Texas;

THENCE N89°46'34"E, a distance of 186.01 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner in the west line of Williams Street (a 40' R.O.W.);

THENCE S07°22'09"W, with the west line of Williams Street, a distance of 5.21 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the southwest corner of Williams Street;

THENCE N89°46'34"E, with the south line of Williams Street, a distance of 425.71 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner in the west line of Birmingham Street (a variable width R.O.W.);

THENCE S12°44'12"W, with the west line of Birmingham Street, a distance of 635.87 feet to a 1/2" capped iron rod with yellow plastic cap stamped "4613" set for corner in the north line of Kirby Street (F.M. 544) (a variable width R.O.W.);

THENCE N88°03'26"W, with the north line of Kirby Street, a distance of 519.55 feet to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner, add point being in the east line of Lot 20-B, Moussa-Switzer Addition, as recorded in Cabinet N, Page 179, Plot Records of Collin County, Texas;

THENCE N04°30'40"E, leaving Kirby Street, a distance of 607.31 feet to the POINT OF BEGINNING and CONTAINING 346,856 square feet, or 7.963 acres of land.

BASIS OF BEARINGS:
Bearings shown are based on NAD 83 State Plane Coordinates based on City of Wylie Control Monuments.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, the Wylie Independent School District, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as Hartman Elementary School, an addition to the City of Wylie, Texas, and does hereby designate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. If approved by the City Council of the City of Wylie, in addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof. The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

This plat is approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Witness my hand this _____ day of _____, 2024.
By: _____

Authorized signature of owner

Printed name and title

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires On: _____

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

Date

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas

Date

"ACCEPTED"

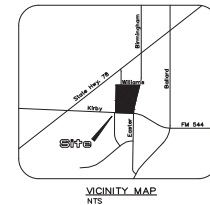
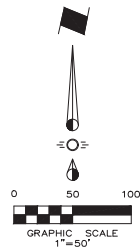
Mayor, City of Wylie, Texas

Date

"The undersigned, the City Secretary of the City of Wylie, Texas hereby certifies that the foregoing Final Plat of Hartman Elementary School addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 2024, and the Council, by formation, easements and alleys, as shown on this plat, and upon said plat, and said Council further authorized the mayor to note the acceptance thereof by signing his name as hereinabove subscribed."

Witness my hand this _____ day of _____, A.D., 2024.

City Secretary
City of Wylie



SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

THAT I, David J. Surdick, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Signature of Registered Professional Land Surveyor
Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdick, Land Surveyor, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires On: _____

AMENDING PLAT

HARTMAN ELEMENTARY SCHOOL

Being A Replot of Lot 1, Block A
Hartman Elementary School

Recorded in Cabinet 2011, Page 296, P.R.C.C.T.

7.963 Acres Situated In The
E. C. DAVIDSON SURVEY ~ ABST. 267
SAMUEL B. SHELBY SURVEY ~ ABST. 820

WYLIE, COLLIN COUNTY, TEXAS

Owner

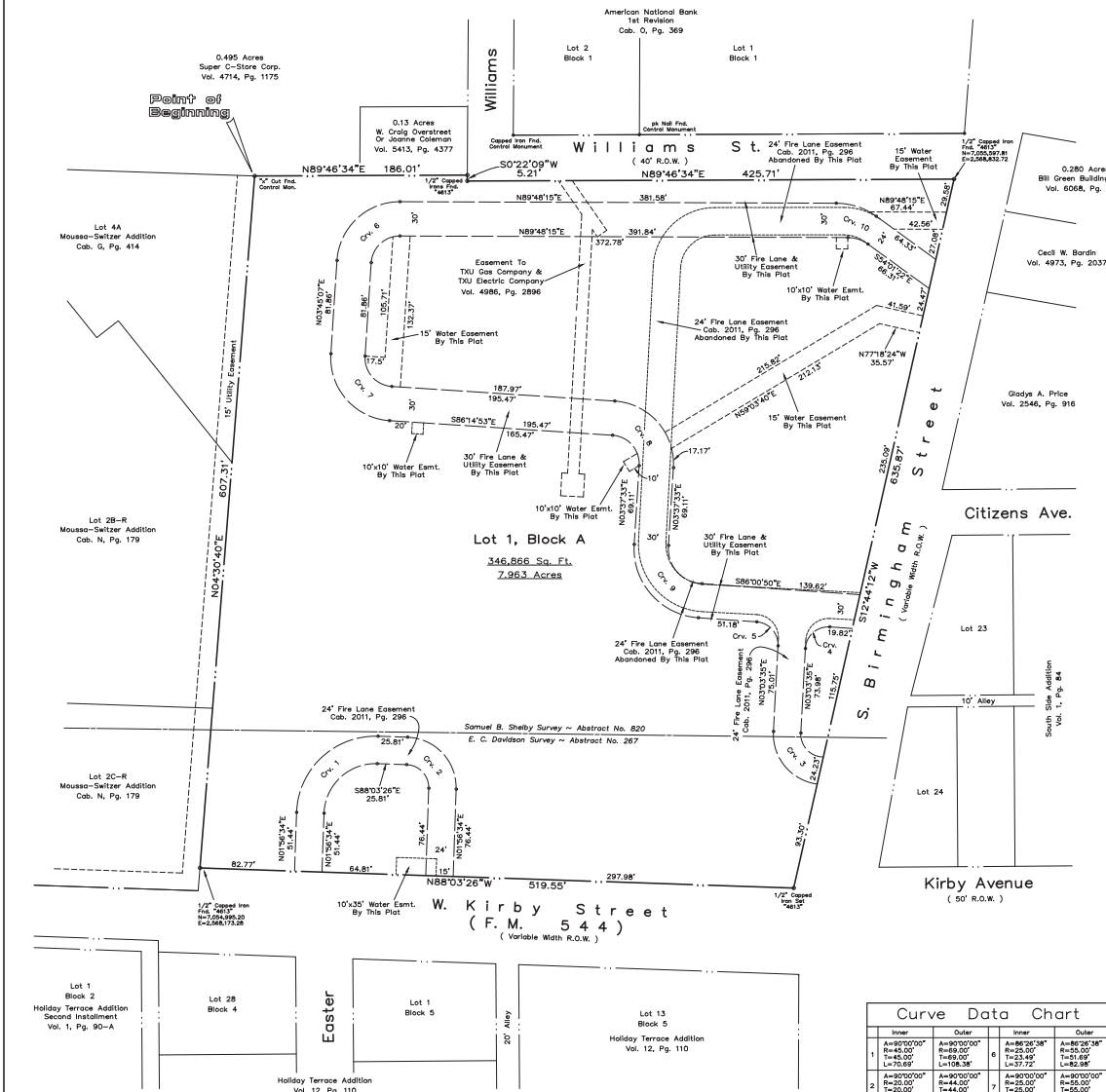
Wylie Independent School District
951 South Ballard Avenue
Wylie, Texas 75098
Telephone 972 429-3000

Engineer

RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor

Surdick Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2024-14
August 12, 2024



| Inner | Outer | Inner | Outer |
|--|--|--|---|
| 1 R=45.00° T=45.00° L=70.89° | A=80°07'00" R=89.00° T=89.00° L=108.38° | 6 R=48°28'38" R=25.00° T=23.49° L=37.72° | A=89°28'38" R=35.00° T=31.69° L=82.88° |
| 2 R=90°07'00" R=20.00° T=89.00° L=31.42° | A=80°07'00" R=44.00° T=44.00° L=89.12° | 7 R=49°07'10" R=25.00° T=25.00° L=59.27° | A=89°07'10" R=35.00° T=35.00° L=86.39° |
| 3 R=92°03'00" R=20.00° T=32.18° | A=82°03'00" R=44.00° T=44.00° L=85.80° | 8 R=89°22'28" R=25.00° T=23.49° L=37.72° | A=89°22'28" R=35.00° T=31.69° L=82.88° |
| 4 R=90°07'00" R=20.00° T=32.18° | A=80°07'00" R=44.00° T=44.00° L=89.12° | 9 R=89°28'38" R=30.00° T=27.72° | A=89°28'38" R=40.00° T=39.61° L=94.65° |
| 5 R=89°24'26" R=20.00° T=19.68° | A=89°24'26" R=30.00° T=19.68° | 10 R=37°46'53" R=30.00° T=10.27° | A=37°46'53" R=40.00° T=30.53° L=51.47° |

CONTROL MONUMENTS

City of Wylie Monument CM 5, located north of the NE intersection of Troy Road and County Road 132.

N 750245.804
E 257966.150
Bm. 454.277

City of Wylie Monument CM 2, located north of SH 78 and west of South Ballard Street near the SE corner of the building located at 104 South Ballard Street

N 7057346.784
E 2569521.039
Bm. 550.238

NOTES:

Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

All easements are recorded in Cabinet 2011, Page 296 unless noted otherwise.

According to Flood Insurance Rate Map No. 480850C0402, dated June 2, 2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

PURPOSE OF AMENDING PLAT:

To abandon and dedicate easements.